

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AW/168/19/HH

LOCATION: 1 Aldwick Place
Aldwick
PO21 4AD

PROPOSAL: Car port to front of garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a car port to the front of an existing outbuilding to the rear side of the property.
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RELEVANT SITE HISTORY

AW/324/17/T	Reduce height of 1No. Horse Chestnut tree by 1m & reduce lateral spread by 1.5m	ApproveConditionally 03-01-18
AW/342/16/NMA	Application for a non-material amendment following a grant of planning permission AW/96/14/HH relating to removal of front & side extension, extended roof & altered front & side elevations	Approve 16-12-16
AW/158/16/T	Reduce crown of 1 No. Horse Chestnut Tree by 30%	
AW/300/14/CLP	Application for a certificate of lawfulness for a single storey brick faced flat roofed extension to rear of existing detached garage & new flat roof timber shed to side of existing dwelling.	PP Not Required 15-12-14
AW/96/14/HH	Extension to detached garage to form private fitness room (resubmission following AW/10/13/).	ApproveConditionally 23-06-14
AW/10/13/	Extension to detached garage to form private fitness room and games room	Refused 21-03-13

AW/185/98/	Erection of new boundary wall.	Refused 15-01-99
AW/149/98/	1st floor extension	ApproveConditionally 06-11-98
AW/201/91/T	Lopping of one Horse Chestnut	ApproveConditionally 13-04-92

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
- Provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist
Environment Agency
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan but does have a Parish Design Statement.

DESIGN AND VISUAL AMENITY

The dwelling is situated to a corner with the car port proposed to the rear side of the dwelling fronting High Trees. The view will be limited as a result of its siting with high hedging and trees at both the north and south side elevations.

There is an existing outbuilding to the rear and the car port will be situated to the front covering an existing driveway. The car port will be open in appearance to the front and sides therefore reducing its visual impact on the street scene.

Whilst the car port would sit fronting the road and does sit beyond the established development line, due to its design in such that it is open in appearance and its siting with vegetation restricting much of the view, the development is not deemed to have an unacceptably adverse impact upon the established character of the host dwelling and area and will accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The car port will have a timber frame with a polycarbonate roof sheet. The car port will measure 5.3m in width and 5.6m in length with a maximum height of 2.4m. Due to its siting, there are no neighbouring properties to the front, side or rear and with it open in appearance it is not considered to give rise to any adverse impacts upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Block Plan - 014 A
 - Proposed Elevations - 013
 - Proposed Plans - 012

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.